

## Exhibit 5-11(D)

### 5-11(D) MULTI-FAMILY RESIDENTIAL DEVELOPMENT

All multi-family residential development outside UC-MS-PT areas containing more than 25 dwelling units shall comply with all of the standards in this Subsection 14-16-5-11(D). Standalone parking structures and the above-ground portion of parking structures incorporated into a building with multi-family residential uses shall comply with the design standards in Subsection 14-16-5-11(D). Parking structures shall comply with the design standards in Subsection 14-16-5-5(G) (Parking Structure Design).

#### 5-11(D)(1) Building Entrances

Primary pedestrian entrances to each primary building shall be emphasized and provide weather protection through variations in the façade, porticos, roof variations, recesses or projections, or other integral building forms.

#### 5-11(D)(2) Façade Design

Façades shall be designed to provide a sense of human scale. Building façades shall meet all of the following requirements or provide justification that the intent of this section is achieved by an alternative design approach.

##### 5-11(D)(2)(a) Windows

A façade shall have windows as a prominent feature.

1. The ground floor of each street-facing façade shall contain a minimum of 20 percent of its surfaces in transparent ~~display~~ windows and doors.
- ~~2. Windows on the ground floor for portions of the building that are not residential dwellings, i.e., halls and common spaces, must have interior space visible to a depth of 2 feet from the façade.~~
3. Windows on the upper floors shall be recessed ~~or projected~~ not less than 2 inches and/or shall be surrounded by a window casing ~~or frame~~ not less than 2 inches wide, except for portions of the façade that are ~~storefront systems or curtain walls or for workforce housing developments.~~
4. Windows facing west shall use ~~sun-blocking heat mitigation~~ features.

##### 5-11(D)(2)(b) Articulation

Facades shall change in massing and form as specified below to visually break up the building. Each front and side façade shall meet all of the following requirements or provide justification that the intent of this section is achieved by an alternative design approach.

1. The façade shall have at least one recessed or projecting element of 2 feet in dimension for every 30 feet of facade length.
2. Each street-facing façade shall be designed with more than one building finish material or color.
3. Art, such as murals or sculpture, that is privately-owned or coordinated through the City Public Arts Program, may count toward requirements in 1 or 2 above.
4. Balcony massing, material, or color shall vary to create visual interest. Solid balconies shall not obscure the street-level view of required ~~glazing transparent windows and doors.~~
5. For projects that use 75 percent or more of the ground floor as parking, these standards apply to the stories above the parking level.

**5-11(D)(3) Roof Design**

Rooflines longer than 60 feet shall include at least one vertical or horizontal elevation change of at least 2 feet. Roofs with a pitch of less than 2:12 shall be screened by a parapet wall.

**5-11(D)(4) Garages and Carports**

5-11(D)(4)(a) Garages and carports shall not be located between any street-facing façade of any primary multi-family dwelling and an abutting street, but shall instead be internalized within building groups so as not to be directly visible from the street frontage.

5-11(D)(4)(b) Where the ground floor of the project is 75 percent or more of parking, vehicular ingress/egress to a parking garage at ground level shall include a planter.

Note: The text shown in black and underline shows proposed revisions to the IDO. The text shown in red and underlined/strike-through has been revised from the original EPC submittal dated November 30, 2020.